

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:
Todd E. Mummert,
Debtor
Todd E. Mummert,
Movant
v.
Selene Finance, LP,
Respondent
Ronda J. Winnecour, Esquire,
Chapter 13 Trustee,
Additional Respondent

: Bankruptcy No. 17-70093-JAD
:
: Chapter 13
:
: Related to Docket No. 70
:
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INTERIM MORTGAGE MODIFICATION ORDER

On August 21, 2017, the above named Debtor and Respondent Selene Finance, LP (“Creditor”) entered into a trial modification (the “Trial Modification”), through the Court’s *Loss Mitigation Program* (LMP), with respect to the FIRST mortgage on the Debtor’s residence. The terms of the Trial Modification requires monthly payments in the amount of \$975.00 (“Trial Payments”) to begin on **OCTOBER 1, 2017** and to continue in that amount until **MARCH 1, 2018** (the “Trial Modification Period”). In light of the need for an immediate change in the distribution to the Creditor, the Debtor requests the Court to enter this *Interim Mortgage Modification Order* until a final, permanent modification can be presented to the Court for approval.

AND NOW, this 7th day of September, 2017, for the foregoing reasons it is hereby ***ORDERED, ADJUDGED and DECREED*** that:

(1) The Chapter 13 Trustee is authorized and directed to modify the distributions to the above-named Creditor for the Trial Modification Period. Each Trial Payment shall be made in the Amount of \$975.00 for the following months: October 2017, November 2017, December 2017, January 2018, February 2018 and March 2018. Following the Trial Modification Period, the Chapter 13 Trustee shall continue to make distributions in the same amount as the Trial Payments until further Order of Court.

(2) In the event that a Permanent Modification is reached between the Parties, the Debtor *immediately* shall file a *Motion to Authorize the Loan Modification* in compliance with *W.P.A.LBR 9020-6(d)*.

(3) The LMP Period is extended until fourteen (14) days after the expiration of the Trial Modification Period. If the Debtor has not filed a *Motion to Authorize the Loan Modification* within fourteen (14) days after the expiration of the Trial Modification Period, then the Debtor shall *immediately* file and serve either a *Motion to Extend the Loss Modification Period* pursuant to *W.P.A.LBR 9020-5(b)* or a *Motion to Terminate the Loss Modification Program* pursuant to *W.P.A.LBR 9020-5(c)* that sets forth the specific reasons why an agreement was not reached.

(4) Any Party may seek a further hearing regarding the amendment or termination of this *Order* at any time during the Trial Modification Period by filing an appropriate Motion.

(5) Within three (3) days of entry of this *Order*, Debtor shall serve this *Order* electronically on the Chapter 13 Trustee at the following email address: LMP@chapter13trusteewdpa.com and the Debtor shall not be entitled to rely on CM/ECF or United States Mail for service of this *Order* on the Chapter 13 Trustee. The Debtor's Certificate of Service shall reflect service upon the above identified email address.


JEFFERY A. DELLER mas
CHIEF UNITED STATES BANKRUPTCY JUDGE

CASE ADMINISTRATOR SHALL SERVE:

Todd E. Mummert
Kenneth P. Seitz, Esquire
Karina Velter, Esquire
Ronda J. Winnecour, Esquire
Office of United States Trustee

FILED
9/7/17 1:54 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPa

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Todd E Mummert
Debtor

Case No. 17-70093-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-7

User: aala
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Sep 07, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 09, 2017.

db +Todd E Mummert, 5K Twin Rivers Road, East Windsor, NJ 08520-5230

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 09, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 7, 2017 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust
bkgroup@kmlawgroup.com
James A. Prostko on behalf of Creditor Deutsche Bank Trust Company Americas As Trustee et al.
pawb@fedphe.com, james.prostko@phelanhallinan.com
James A. Prostko on behalf of Creditor JPMorgan Chase Bank, N.A. pawb@fedphe.com,
james.prostko@phelanhallinan.com
Jill Manuel-Coughlin on behalf of Defendant The Bank of New York Mellon fka The Bank of New York as Trustee For the Certificate Holders of the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass-Through Certificates jill@pkallc.com,
chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com
Jill Manuel-Coughlin on behalf of Creditor The Bank Of New York Mellon, etal jill@pkallc.com,
chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com
Karina Velter on behalf of Defendant Real Time Solutions, Inc. amps@manleydeas.com
Karina Velter on behalf of Creditor WELLS FARGO BANK, N.A. amps@manleydeas.com
Karina Velter on behalf of Creditor Real Time Resolutions Inc. amps@manleydeas.com
Kenneth P. Seitz on behalf of Plaintiff Todd E Mummert thedebterasers@aol.com
Kenneth P. Seitz on behalf of Debtor Todd E Mummert thedebterasers@aol.com
Kirsten S. Penn on behalf of Creditor USSCO Federal Credit Union kpenn@lenderlaw.com
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov
Ronda J. Winnecour cmecf@chapter13trusteewdpa.com
Thomas Song on behalf of Creditor JPMorgan Chase Bank, N.A. thomas.song@phelanhallinan.com
Thomas Song on behalf of Creditor DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2007-QS6 thomas.song@phelanhallinan.com

TOTAL: 15